

PUBLIC INVOLVEMENT PLAN
FOR
THE CITY OF ANDERSON PETROLEUM
BROWNFIELDS ASSESSMENT PROJECT
January 5, 2009

Submitted by
SOUTH CAROLINA DEPARTMENT OF
HEALTH AND ENVIRONMENTAL CONTROL
2600 BULL STREET, COLUMBIA, SOUTH CAROLINA 29201
Mark Berenbrok, Petroleum Brownfields Coordinator
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Introduction

In April 2008, the South Carolina Department of Health and Environmental Control (DHEC) was selected by the United States Environmental Protection Agency to receive a \$200,000 Petroleum Brownfields Assessment Grant for the City of Anderson (City). The funds will be used to inventory and assess former petroleum storage sites in the City. The project's goal is to identify, assess, and address potential petroleum contamination so that it does not impede the redevelopment of a property. The Bureau of Land and Waste Management of DHEC is administering the project and the grant. The City is partnering with DHEC.

Public Involvement Plan

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Section 1.0

Overview of Public Involvement Plan

The purpose of the Public Involvement Plan (PIP) is to assist DHEC in carrying out public participation requirements. DHEC will be responsible for carrying out community relations activities outlined in this document as they relate to the non-time critical assessment activities being conducted at Anderson sites. The success of the assessment of Anderson sites and subsequent redevelopment of the properties depends on informed citizen and community involvement. DHEC and the City believe that on-going community relations encourages and promotes local citizens to contribute to decisions that will have long-term effects on their community. Therefore, DHEC and the City want to be proactive and want citizens' input. DHEC and the City also acknowledge their role in identifying and working towards resolving issues that may arise during this process. Discussion has the capability of bringing alternative viewpoints based upon sound, factual reasons into the open.

Section 2.0

Community Background

Section 2.1 Community Profile

The City of Anderson, South Carolina, is in Anderson County located along Interstate Highway 85 in the Upstate region of South Carolina. The City has a population of 25,514 people and is the county seat. In the City, the percentage of families living below the poverty level is 15.4%, while the percentage of individuals living below the poverty level is 20.8%. Minorities make up 36.9% of the population. On the South side of the City, the percentage of families living below the poverty level is 17.2%, while the percentage of individuals living below the poverty level is 23.5%. Minorities make up 45.4% of the population. Single female heads of households in the area are 39.9%. The unemployment rate for the city is 11.4%. The unemployment rate for Anderson County is 6.9%. Single female heads of households is 18.7%. While the population of Anderson County has grown rapidly over the last ten years (increasing from 145,196 in 1990 to 165,740 in 2000 and an estimated 177,963 in 2006), the population of the city of Anderson declined from 26,184 to 25,514 in 2000. This data was obtained from the United States Census Bureau, the South Carolina Employment Security Commission, and the City.

From the late 1800s thru the 1980s, textile mills employed a large portion of the City's workforce. Each mill and their accompanying mill village formed a distinct community within the city. At one time there were 12 mills operating in or around the City. Numerous corner service stations and bulk fuel plants served the needs of the mill villages. The textile mills began closing in the 1970s. Each closure resulted in shuttered stores and homes, deteriorating buildings, and high unemployment. In the

1990's, fires destroyed or partially destroyed four area mill sites, and concerned citizens and government continue to struggle with adaptive reuse possibilities of these properties. The Anderson Mill site burned again in July 2007 and damaged several adjacent homes. Two mills are in operation today with a greatly reduced workforce. Infrastructure such as water and sewer lines built for the mill villages is deteriorating.

Section 2.2 History of Community Involvement

After the adoption of a Downtown Master Plan in 1996 and a host of public and private improvements, redevelopment potential in downtown Anderson's Main Street corridor reached an all-time high. However, in the outlying areas developers are struggling with the challenges of properties in the mill villages that include deteriorating buildings, former gas stations, abandoned mill sites and warehouses, all remnants of downtown's pre-development phase. The City has not previously made an effort to inventory existing and former petroleum sites.

Section 2.3 Key Community Concerns

There are several vacant, burned mills located within close proximity of homes that were rehabilitated, constructed and/or planned for future Economic and Community Development Department projects. Vacant gas stations are numerous in these communities. The elimination of slum and blight is one of the national objectives addressed by the Economic and Community Development Department. This project will enhance the appearance of Anderson's neighborhoods by eliminating a major distress factor. Many of the old gas stations are in poor condition. Buildings have fallen into disrepair with broken windows, and also contribute to a crime and rodent problem. Addressing environmental concerns at these sites will facilitate actions to either refurbish or raze the structures. In addition, addressing Petroleum Brownfield sites would make newly constructed homes in the area more marketable to potential home buyers. Reuse of Brownfields sites and adjacent vacant structures will also deter criminal activities from occurring and hopefully decrease the risk of fires from occurring at the sites. Former gas stations are often located on desirable corner lots. The buildings are large enough to house start-up businesses but small enough to be redeveloped without excessive cost. However, their redevelopment is doubtful without study to determine if underground storage tanks or environmental impact exists.

Old dilapidated mill sites are scattered throughout the city and county. The homes of the former mill villages are older, often in poor condition, and increasingly owned by absentee landlords. Crime and vagrancy are a problem in vacant homes. The closure of these mills resulted in the closure of the support industries that serviced the mill and its employees. These support industries include gas stations and bulk fuel sites. Environmental issues and lack of information about underground storage tanks are two of the challenges to redeveloping these properties. A mill site on Gossett Street is located just outside the City limits not far from the City's East Anderson Redevelopment Area. A majority of the mill village associated with this mill is located in the City.

Portions of the area are in a flood plain. Drainage and rodents were a problem. The City constructed and rehabilitated several homes, installed a drainage system, redeveloped a park and completed street improvements. However, the mill site and vacant support businesses are blights in the area. The Appleton Mill had been vacant for many years when it burned in the 1990s. The City has constructed homes for first time home buyers and rehabilitated owner occupied homes in the area, but the remains of the mill and questions about environmental issues are an on-going concern.

There are at least ten former mill sites in the City that are inactive. The Anderson Mill site is the largest at 19 acres. Other mill sites average 5-10 acres. Vacant mill sites are poorly secured and overgrown. Arson, crime, and vagrancy are a problem at the sites that often spills over onto adjacent homes and businesses. The number of former petroleum sites such as gas stations is unknown. However, a review of Sanborn Fire Insurance Maps for the mill villages from the early 20th century indicates it was not unusual to identify 10-15 petroleum sites within a few blocks of the mill. Most of the petroleum sites are less than one acre in size.

Section 3.0 Community Involvement Activities

Section 3.1 Communication

The overall goal DHEC's public involvement plan is to promote two-way communication between citizens and DHEC and to provide opportunities for meaningful and active involvement by the community in the inventory and assessment process. DHEC will implement the public involvement activities described below.

Section 3.2 Information Sheet and Project Updates

The community will be notified of the project and community outreach meetings through the following means:

- Public notices posted at the Anderson City Hall and Anderson County Public Library branches located in the city;
- The project Web site;
- Public service announcements on the City's television channel and web-site;
- Public notices posted in the Anderson Independent-Mail, the local newspaper;
- The City will provide a list of community and business organizations. Announcements will be sent to their officers;
- A public presentation will be made to a regularly scheduled meeting of the Anderson City Council;
- A presentation will be made to the Electric City Community Council. The City has created the Electric City Community Council, which consists of city leaders and representatives of the existing seven neighborhood organizations. The

group's mission is to meet quarterly to discuss issues, problems, resources, and best practices for solutions.

A plain language fact sheet will be prepared and distributed to the affected community at the beginning of the project, and an additional fact sheet will be prepared and distributed after the assessment is complete. Additional fact sheets will be prepared as required.

The public notices will be written in plain language, include information concerning the project and project area, and include the name and contact information for the DHEC Petroleum Brownfields Coordinator. Comments will be accepted by telephone, e-mail, comments at public meetings, or in writing.

An Information Sheet concerning the project will be provided at public meetings and will include the name, telephone number, mailing address, and e-mail address of the Petroleum Brownfields Coordinator.

Section 3.3 Information Repository

An Information Repository has been established at the reference desk of the Anderson County Public Library at 300 North McDuffie Street in Anderson. The documents DHEC staff use to make decisions, lists, and other information is included in the Information Repository. This site is accessible to the physically handicapped, has copier facilities, and is open for residents during normal business and evening hours. DHEC will be responsible for maintaining the Administrative Record.

An on-line Information Repository with the same documents is also available at www.scdhec.net/environment/lwm/html/ust_anderson_brownfield.htm.

Section 3.4 Site Inventory

The inventory of Petroleum Brownfields in Anderson will complement the City's long-range development plan and also incorporate those areas or specific sites identified during community outreach meetings. A key component of the inventory effort will be to compare the list of sites developed from the City and community meetings with those in the DHEC Underground Storage Tank Program database. The Underground Storage Tank Program has an extensive database that includes over 19,200 facilities, 45,000 underground storage tanks, and 8,833 confirmed releases. Some sites in the City are already in the database. In some cases assessment may have been completed or is ongoing. In those instances the database information will be provided to the City and community and, if appropriate, the site will be considered for inclusion in the assessment phase of the project. A master list of all potential sites will be compiled and each site will be tracked throughout the duration of the project. The master list will be updated twice yearly and will be available for review in the information file maintained at the Anderson County Public Library and at the project Web site.

Section 3.5 Site Qualification

The Petroleum Brownfields Coordinator of DHEC is the South Carolina contact for determining if sites are eligible for Brownfields grant funding. The Bureau of Land and Waste Management will apply South Carolina laws and regulations to eligibility determinations.

Section 3.6 Site Prioritization

In the event that more sites are identified than resources permit to be assessed, community input will be sought to prioritize sites.

Section 3.7 Revise the Public Involvement Plan as Required

To identify and address community needs, issues, or concerns that are not currently addressed, the PIP will be updated as required.

Appendices

These lists are intended for informational purposes only and in no way represents an exhaustive list of all contacts and interested parties.

Appendix A: Staff Support Contacts

The DHEC spokesperson for all matters relating to the inventory and assessment process and the management of this PIP is:

Mark Berenbrok, Petroleum Brownfields Coordinator
South Carolina Department of Health and Environmental Control
Bureau of Land and Waste Management
Division of Land Revitalization
2600 Bull Street
Columbia, SC 29201
(803) 896-6848
berenbm@dhc.sc.gov

Appendix B: Local Elected Officials

Mayor Terence Roberts
104 Canebrake Road
Anderson, SC 29621
Phone Work: (864) 231-2200
troberts@cityofandersonsc.com

Seat 1
City Councilmember Steven Kirven
115 Carter Hill Drive
Anderson, SC 29621
Phone Work: (864) 226-1688
Phone Home: (864) 224-5445
skirven@cityofandersonsc.com

Seat 2
City Councilmember Don Chapman
10 Oleander Drive
Anderson, SC 29621
Phone Work: (864) 224-7563
Phone Home: (864) 375-9049
donchapman@cityofandersonsc.com

Seat 3
City Councilmember Buck Roberts
742 Marshall Avenue
Anderson, SC 29621
Phone Work: (864) 226-2531
Phone Home: (864) 225-7567
abroberts@cityofandersonsc.com

Seat 4
City Councilmember James A. "Tony"
Stewart
604 Lanford Street
Anderson, SC 29624
Phone Home: (864) 226-6658
Phone Mobile: (864) 915-1122
tstewart@cityofandersonsc.com

Seat 5
City Councilmember Beatrice Rice
Thompson
1111 Southwood Street
Anderson, SC 29625
Phone Work: (864) 260-1093
Phone Home: (864) 224-1990
bthompson@cityofandersonsc.com

Seat 6
City Councilmember Rick Laughridge
122 Henry Avenue
Anderson, SC 29625
Phone Home: (864) 231-7266
rlaughridge@cityofandersonsc.com

Seat 7 At-Large
City Councilmember Blake Williamson
115 Carter Woods Drive
Anderson, SC 29621
Phone Work: (864) 642-3121
Phone Home: (864) 964-0366
bwilliamson@cityofandersonsc.com

Seat 8 At-Large
City Councilmember Tom Dunaway III
P.O. Box 1965
Anderson, SC 29622
Phone Work: (864) 224-1144
Phone Home: (864) 226-4889
tdunaway@cityofandersonsc.com

Appendix C: State Elected Officials

Senate District 3
Senator Kevin Bryant
606 Gressette Building
Columbia, SC 29201
Phone: (803) 212-6024
BRYANTK@scsenate.org

House District 6
Representative W. Brian White
519-C Blatt Building
Columbia, SC 29201
Phone: (803) 734-3113
WBW@schouse.org

Senate District 4
Senator William O'Dell
610 Gressette Building
Columbia, SC 29201
Phone: (803) 212-6040
WHO@scsenate.org

House District 8
Representative Don Bowen
306-C Blatt Building
Columbia, SC 29201
Phone: (803) 734-3038
BowenD@schouse.org

House District 9
Representative Michael Thompson
436-C Blatt Building
Columbia, SC 29201
Phone: (803) 734-3014
MT@schouse.org

Appendix D: Federal Elected Officials

Representative James Barrett
United States House of Representatives
439 Cannon House Office Building
Washington, DC 20515
Phone: (202) 225-5301
Fax: (202) 225-3216
www.barrett.house.gov

Senator Jim DeMint
United States Senate
340 Russell Senate Office Building
Washington, DC 20510
Phone: (202) 224-6121
Fax: (202) 228-5143
www.demint.senate.gov

Senator Lindsey Graham
United States Senate
290 Russell Senate Office Building
Washington, DC 20510
Phone: (202) 224-5972
www.lgraham.senate.gov

Appendix E: Community Organizations and Leaders

Anderson Community Development
Corporation
Robert Pledger
401 South Main Street
Anderson, SC
Phone: (864) 231-2229

Main Street Program of Anderson, Inc.
Charles McKinney
4034 Windward Trail
Anderson, SC
Phone: NA

Anderson County Development
Partnership
Michael Panasko
126 North McDuffie Street
Anderson, SC
Phone: (864) 260-1061

Anderson Area Chamber of Commerce
Lee Luff
907 North Main Street, Suite 200
Anderson, SC
Phone: (864) 226-3454

Appendix F: Media Contacts

Anderson Independent Mail
1000 Williamston Road
Anderson, SC 29621
Phone: (864) 224-4321

Appendix G: Meeting Locations

Public meetings relating to the project will be held at the following location unless stated otherwise:

City Hall
401 South Main Street
Anderson, SC 29624
Phone: (864) 231-2200

Appendix H: Information Repository

The Information Repository is located at the address listed below.

Anderson County Public Library
300 North McDuffie Street
Anderson, SC 29621
Phone: (864) 260-4500
Hours: Monday – Thursday, 9:00 A.M. – 9:00 P.M.
 Friday & Saturday, 9:00 A.M. – 6:00 P.M.
 Sunday, 2:00 P.M. - 6:00 P.M.

The on-line Information Repository is available at
www.scdhec.net/environment/lwm/html/ust_anderson_brownfield.htm.